



THE
A-TEAM

**RE/MAX
FIRST**

206 LUCAS Close, Calgary T3P 1Z4

MLS®#: **A2147238** Area: **Livingston** Listing Date: **07/05/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,864 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,303**
 Low Sqft:
 Ttl Sqft: **2,303**

DOM

73
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 12`4"	Dining Room	Main	9`11" x 9`0"
Kitchen	Main	16`0" x 12`4"	Bedroom	Main	11`5" x 8`7"
Bedroom - Primary	Second	12`9" x 12`0"	Bedroom	Second	13`7" x 9`4"
Bedroom	Second	15`10" x 8`8"	Bedroom	Second	12`2" x 8`10"
Bonus Room	Second	17`3" x 13`3"	Laundry	Second	7`9" x 5`3"
4pc Bathroom	Main	7`8" x 4`11"	4pc Bathroom	Second	11`5" x 5`2"
5pc Ensuite bath	Second	10`5" x 8`9"			

